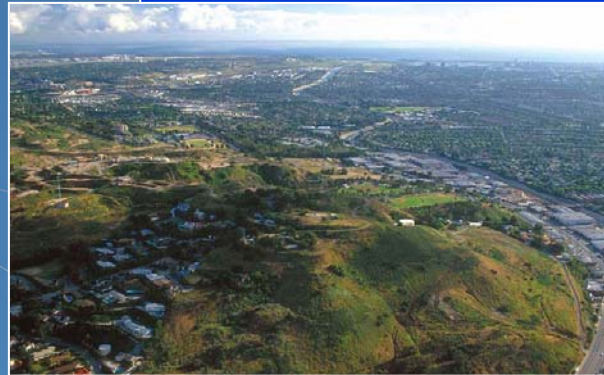


# Baldwin Hills Community Standards District (CSD) Environmental Impact Report (EIR)



Meet `n Greet  
Kenneth Hahn Park Community Room

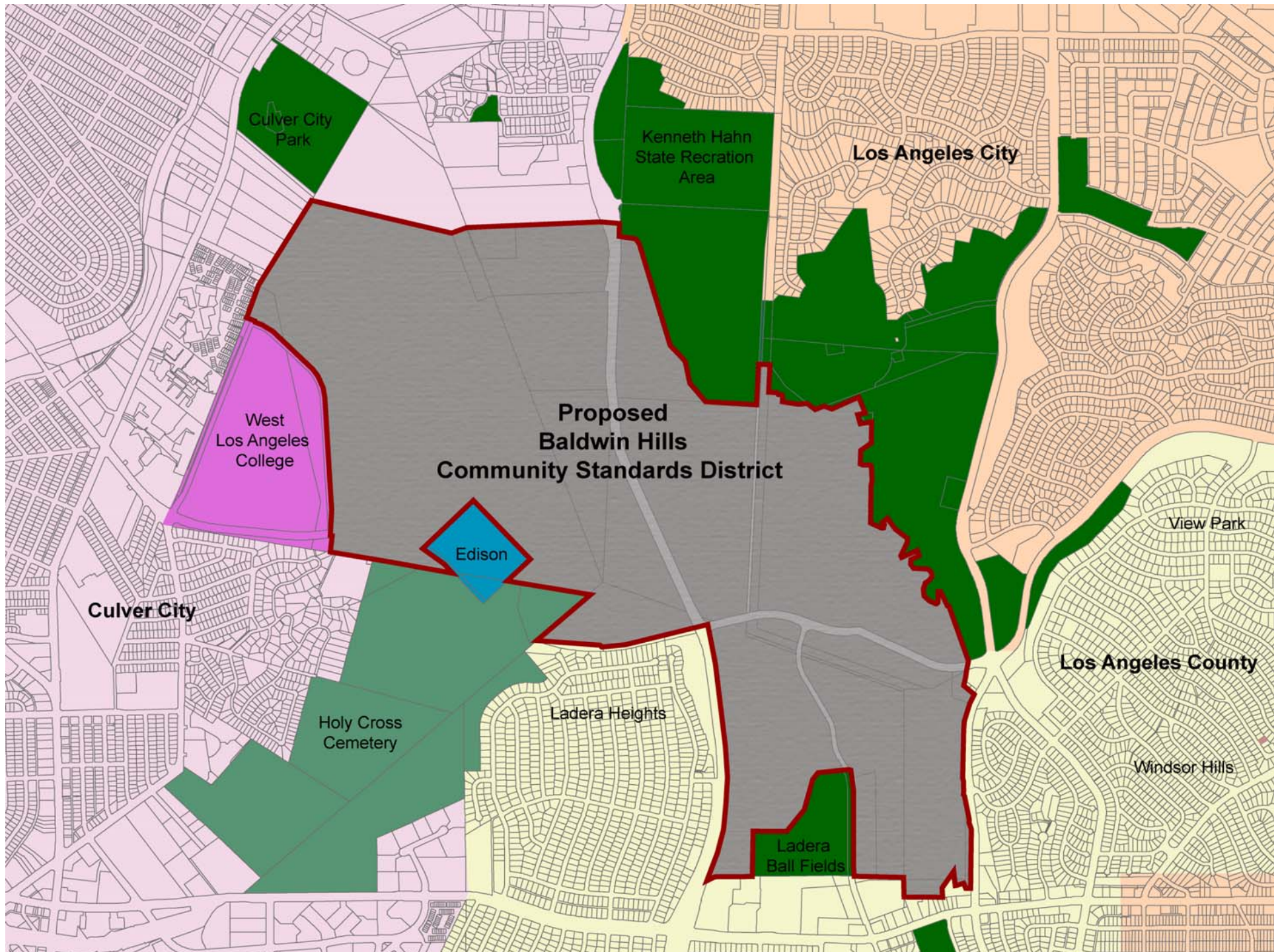
Presentation by:  
County of Los Angeles  
and  
Marine Research Specialists  
(EIR Consultant)

April 4, 2007

**This presentation will cover various aspects of the Baldwin Hills Community Standards District (CSD) EIR.**

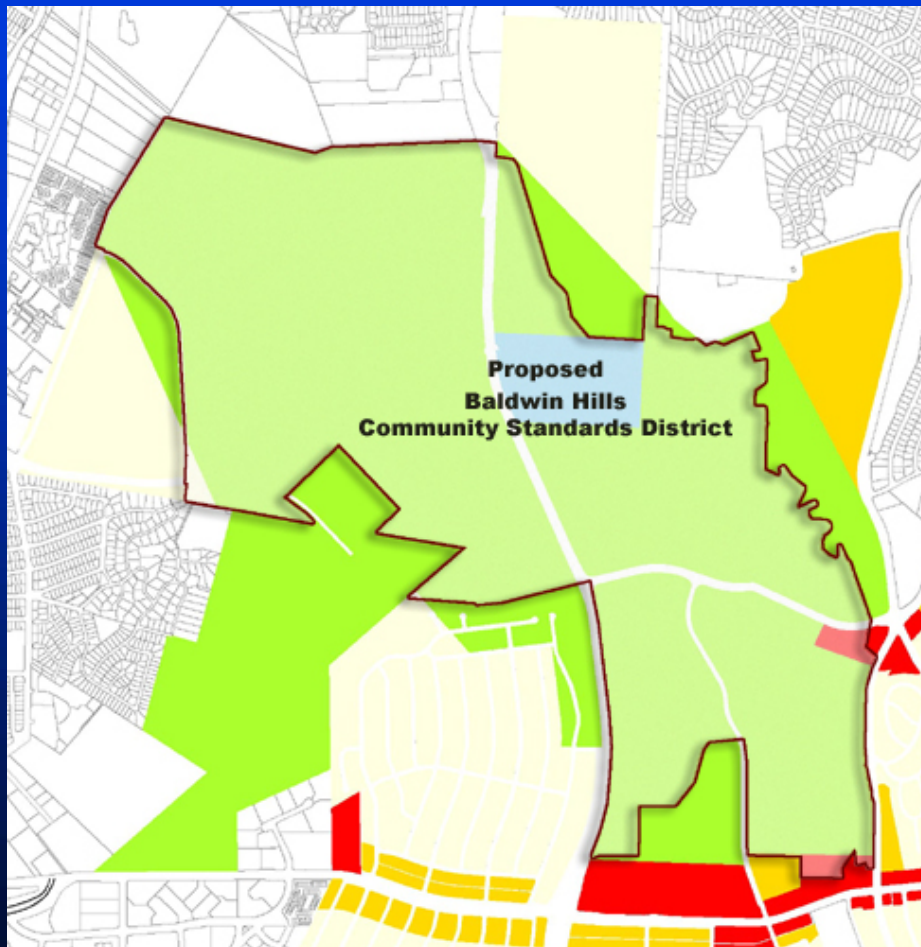
- What is a Community Standards District (CSD)
- Why the County of Los Angeles is implementing a CSD for the Baldwin Hills Oil Field
- Overview of the CSD Process
- EIR Team
- Overview of the Proposed Project
- Purpose of the EIR
- Approach to the EIR
- EIR Issue Areas
- EIR Schedule and Public Participation
- Question and Answer Session







## What is a Community Standards District (CSD)?



- A CSD is a supplemental district used to address special problems unique to certain geographic areas.
- A CSD functions as an overlay zone on top of the existing zoning.

**The Community Standards District will update zoning regulations related to oil production activities within the defined CSD boundary.**

- The CSD will address the unique compatibility concerns associated with operating an oil field in the midst of urban development.
- The CSD will establish permanent development standards, operating requirements and procedures for oil and gas operations in the Baldwin Hills.
- The development standards in the CSD will be guided by the EIR recommendations.

## **The Community Standards District will address the following\*:**

- Landscaping, screening, fencing and aesthetics
- Noise and vibration
- Hours of operation
- Air quality and odors, including monitoring
- Consolidation of oil wells
- Buffering of oil wells from sensitive uses
- Restoration of unused and/or abandoned well sites
- Grading and dust control
- Coordination with other County departments and public agencies

*\*additional development standards may be added, as recommended by the EIR*

## **Community Standards District Process**

**Release Draft EIR for Public Comment**  
September 2007



**Regional Planning Commission  
Public Hearings**  
October/November 2007



**Board of Supervisors  
Public Hearings**  
February/March 2008



**Community Standards District  
takes effect 30 days after  
Board of Supervisor adoption**

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## Four specialized consulting firms have teamed together to prepare this EIR.

- **MRS** – Is a small consulting firm that specializes in preparing EIRs for oil and gas development projects.
- **SAIC** – Is a large consulting firm with local experience in the areas of geology, onshore biology and cultural resources.
- **Envicom** – Is a land use and EIR consulting firm with extensive experience in Los Angeles County and with oil and gas development projects
- **Steve Rogers Acoustics** – Is a firm that specializes in the evaluation of industrial noise.

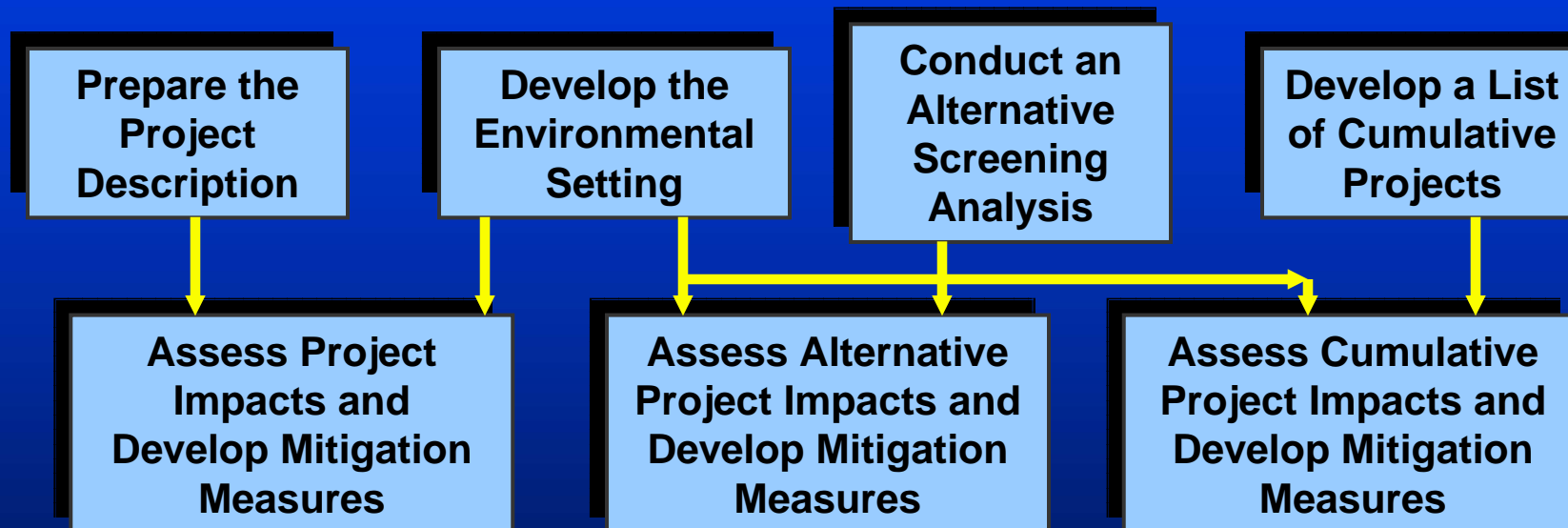
**The proposed project will be based upon all future activities at the oil field over the next 10 to 20 years.**

- Plains Exploration and Production Company (PXP) is preparing a detailed plan of activities for the Baldwin Hills Oil Field that covers the next 10 to 20 years.
- The plan will include drilling, production, enhanced oil recovery, and well abandonment activities.
- This plan will serve as the “Project Description” for the EIR.

**The EIR will be an informational document for the public and decision makers to use as part of the decisions regarding the Baldwin Hills CSD.**

- The EIR will provide detailed information on the existing operations at the oil field.
- The EIR will identify and assess the environmental impacts of the future activities at the oil field.
- The EIR will provide mitigation measures to reduce environmental impacts.
- The mitigation measures will be used by the County as the basis for development standards in the CSD.

**The basic steps that will be undertaken as part of the CEQA process include the following.**





**A preliminary review of the project indicates that the following issue areas will need to be evaluated in the EIR.**

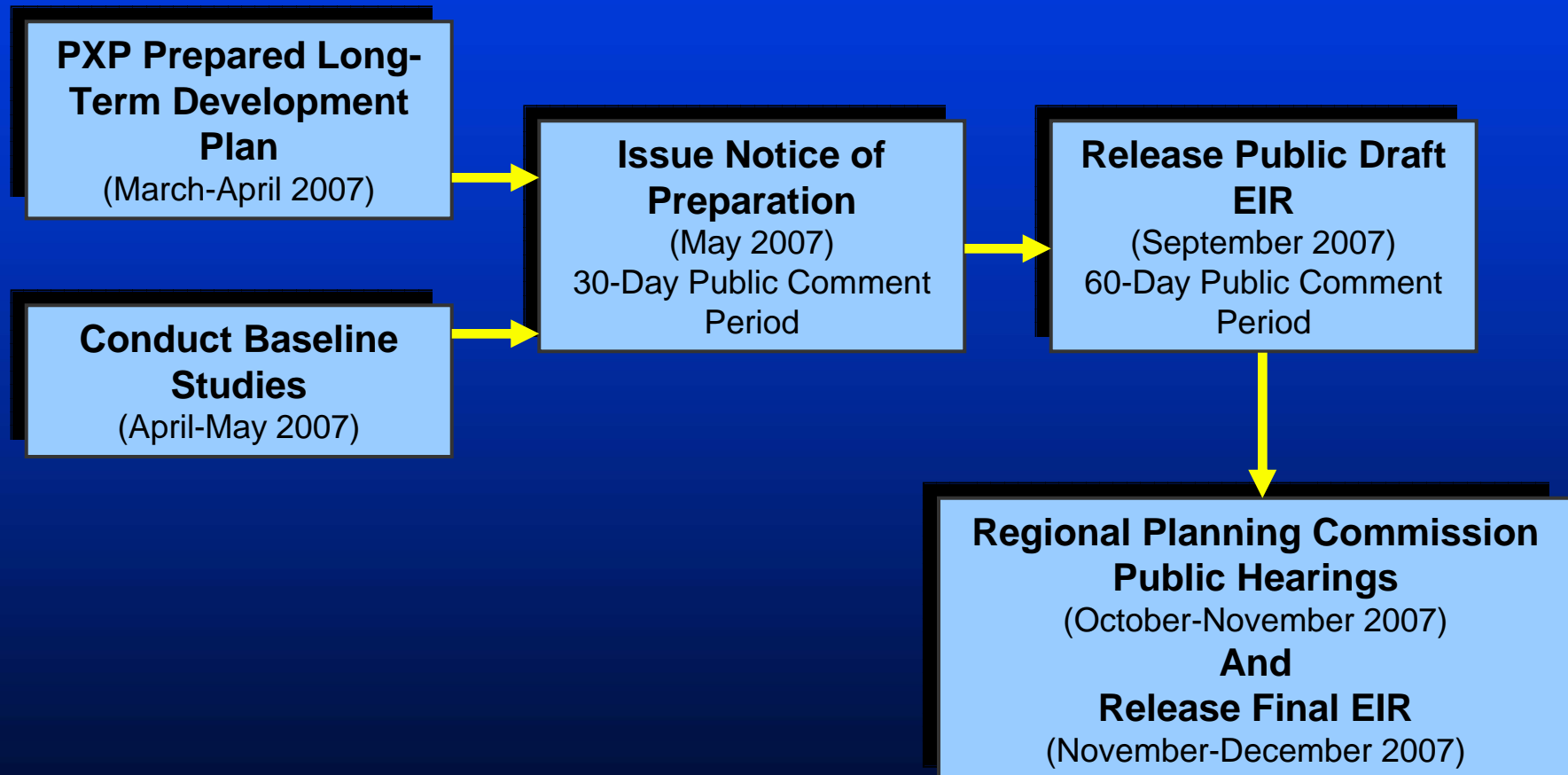
- Safety/Risk of Upset
- Air Quality
- Biological Resources
- Water Resources
- Geological Resources
- Transportation/Circulation
- Land Use
- Noise
- Recreation
- Fire Protection/Emergency Response
- Public Services/Utilities
- Cultural Resources
- Aesthetics/Visual Resources
- Energy Resources

**The final list of issue areas will be developed after receiving comments on the Notice of Preparation.**

**Several studies will be conducted to establish the environmental baseline in and around the oil field.**

- Evaluation of existing equipment condition, reliability and operational/maintenance procedures.
- Health risks associated with exposure to existing facility air pollutant emissions.
- Baseline noise surveys.
- Baseline biological resource surveys.
- Baseline cultural surveys.

**The EIR process will take about 10 months to complete.**



**The EIR process allows for a number of opportunities for public input and participation.**

- *NOP Scoping Meeting (June 2007)* – A public meeting to provide input on the scope of the EIR.
- *Public Draft EIR Workshop (October 2007)* – A public meeting to review and discuss the contents of the Draft EIR.
- *Regional Planning Commission Public Hearings (October-November 2007)* – Public hearings to provide comments on the Draft EIR and the Community Standards District.



# Question and Answer Session